

Landlord Fees

Fees shown below are Floor Space Property Management Ltd's default fees.

Let Fees

Includes - advertising, tenant finding, viewings, references or guarantors where available, preparation of AST and signup, move in inventory and tenant check in.

HMO*	
- New Tenancy (all new tenants found or one or more tenants stay and new tenants found to join a new AST)	One week's rent + VAT
Standard*	
- New Tenancy (all new tenants found)	£350.00 + VAT
- New Tenancy (one or more tenants stay and new tenants found to join a new AST)	£275.00 + VAT
Full resign (all tenants agree to re-sign a new AST)	No charge
Fixed term tenancy rolls over into statutory periodic tenancy	No charge

Management Fees

Standard	10% of rent + VAT
Bills included	10% of rent (including bills) + VAT

Tenant Fees

Let Fees

Reference /Application Fee (minimum charge)	£32 per adult over 18
Student Tenant Application Fee (only applicable to HMO properties)	No charge
Guarantor Fee	No Charge

Tenancy Fees

Late rent reminder (in writing)	£15
Dishonoured cheques/failed standing orders	£25
Return of overpayments (failed to cancel standing order)	£20
Service of Section 8 notice (eviction notice)	£45
Subsequent charge for a visit to property following service	£50
Replacement key (charge per key)	£15
Lockout charge (if the Tenant requires Floor Space Property Management Ltd's master keys to enter the premises or a room within it)	
Inside office hours: 9am – 5pm Monday – Friday	£15
Outside of office hours	£40
Lost or damaged Tenant Instruction Pack	£50
Deposit protection fee	£10 per person (minimum £40)
Interest charge on any late payments	4% above the Bank of England base rate

***Footnotes**

HMO: 3-beds or larger let to three or more non-related tenants HMO (house of multiple occupancy) as described in Class C4 of The Town and Country Planning (Use Classes) Order 1987 (as amended)

Standard: Any size defined as a single dwelling house as described in Class C3 of The Town and Country Planning (Use Classes) Order 1987 (as amended)